

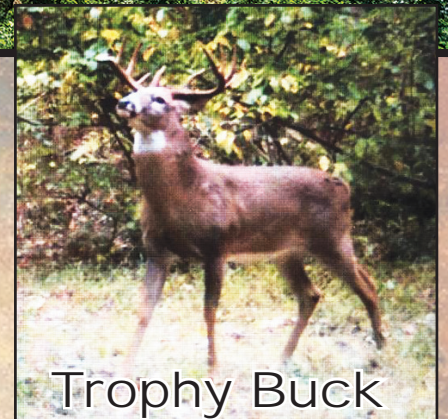
For Sale
810 EGYPT ROAD
MINFORD, OH
SCIOTO COUNTY

328.20
ACRES

\$2,250,000

Secluded
Picturesque Retreat

328.20 acres of prime land in Scioto County, Ohio, featuring a custom home, **multiple barns, private pond, and five-strand electric fencing**. An exceptional property for livestock & hay farming, hunting, recreation, or rural living.



Trophy Buck

CALL MARK WILSON 937-402-1961
or BRANDON WILSON 937-763-1993



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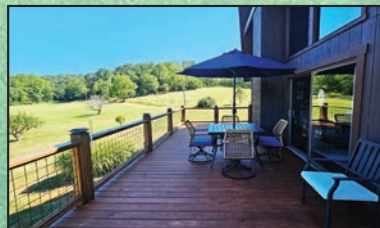




The home combines rustic charm with modern comfort, offering wood siding, a metal roof, vaulted living room with stone fireplace, spacious kitchen with quartz countertops and high-end appliances, sunroom/office, two bathrooms, 1-1/2 baths, and a full walk-out basement. Outdoor living includes a large front deck and covered porch with peaceful views of pasture, pond, and woods.



Utilities: propane furnace, electric A/C, public water, septic, and high-speed internet (up to 100MB available).



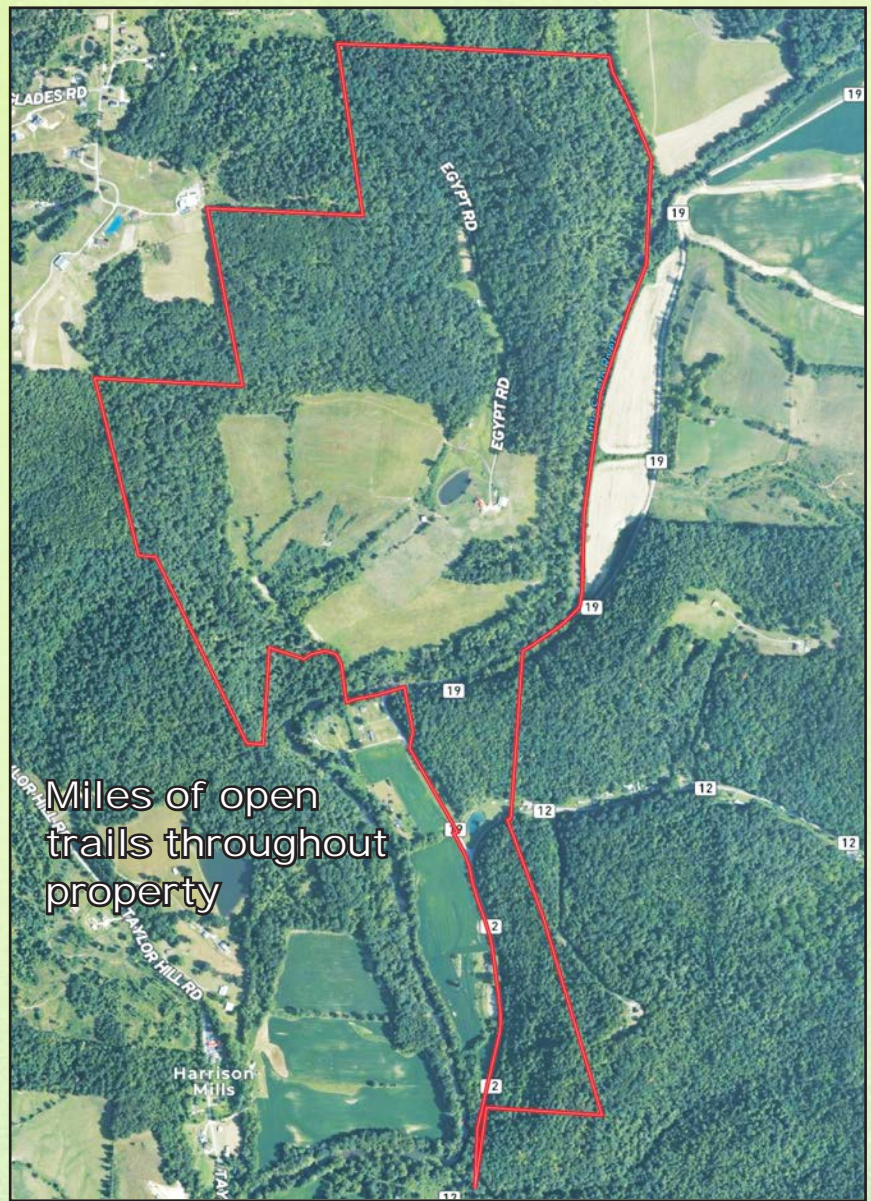


Outbuildings provide extraordinary utility:

- **40×50 block barn** with 6 horse stalls, loft, twin 16×50 lean-tos, and full electric/water.
- **30×40 barn with basement.**
- **24×34 open-front barn.**
- **13×19 covered concrete pad** by the pond—ideal for events or gatherings.

The acreage is fully improved with five-strand electric fencing throughout, making it turnkey for cattle, horses, or other livestock. This secure fencing system enhances both pasture rotation and property management across all 328 acres.

This land is also truly loaded with deer, turkey, and small game, making it a trophy-class hunting property in Southern Ohio. The acreage includes open meadows, wooded areas, and gently rolling terrain—perfect for food plots, trails, or livestock. The setting is both serene and accessible, making it an ideal base for recreation, farming, or multi-generational living.





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ACCESSIBLE, MAKING IT AN IDEAL
BASE FOR RECREATION, FARMING, OR
MULTI-GENERATIONAL LIVING**

